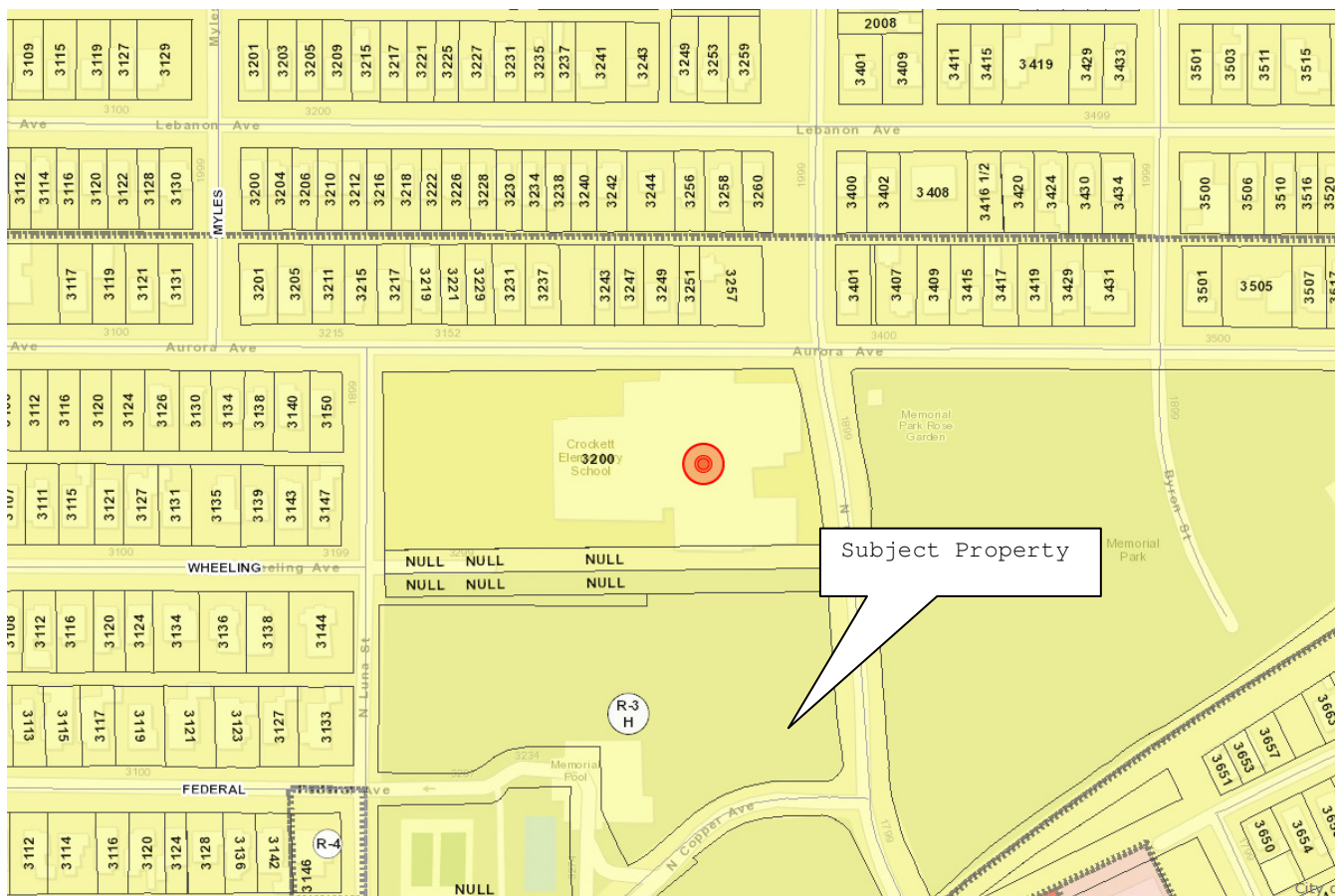




PHAP14-00014

Date: August 4, 2014
Application Type: Certificate of Appropriateness
Property Owner: El Paso Independent School District
Representative: ASA Architects
Legal Description: Being 12 Manhattan Heights All of Block (7500 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 3200 Wheeling Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1920
Historic Status: Landmark
Request: Certificate of Appropriateness for changes to previously approved building
Application Filed: 6/23/2014
45 Day Expiration: 8/7/2014

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for changes to previously approved building

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

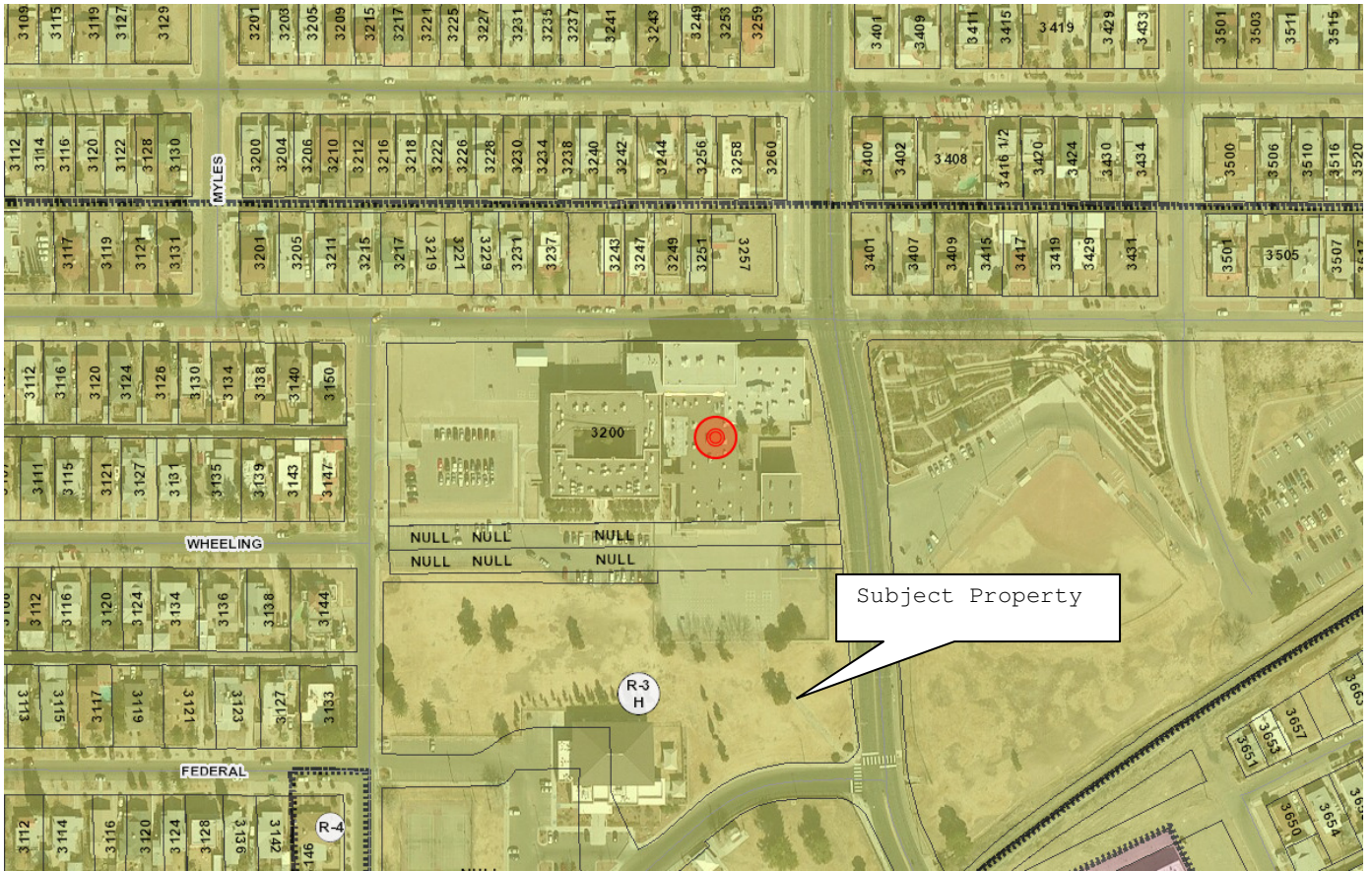
- All new construction (including detached infill and additions to existing structures) should preserve and enhance the streetscape by appropriately addressing the elements of the historic streetscape. This does not mean that the new structure should appear historic but it should appear aesthetically and architecturally compatible and reinforce the historic properties of the adjacent buildings.
- The recurrent alteration of solids and voids (walls to windows and doors) in the façade of a building establishes a pattern. Architectural elements such as walls, porches, dormers, windows and doors should maintain the pattern and rhythm of the existing buildings.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

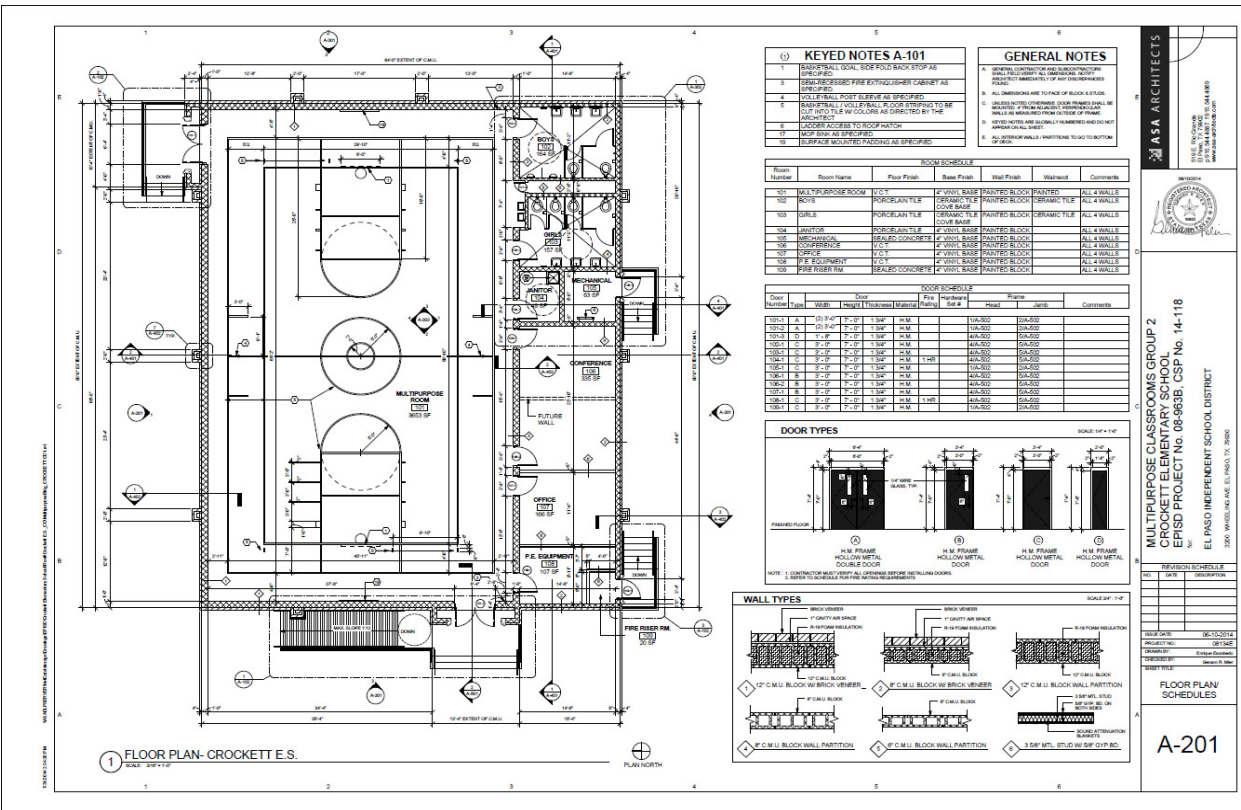
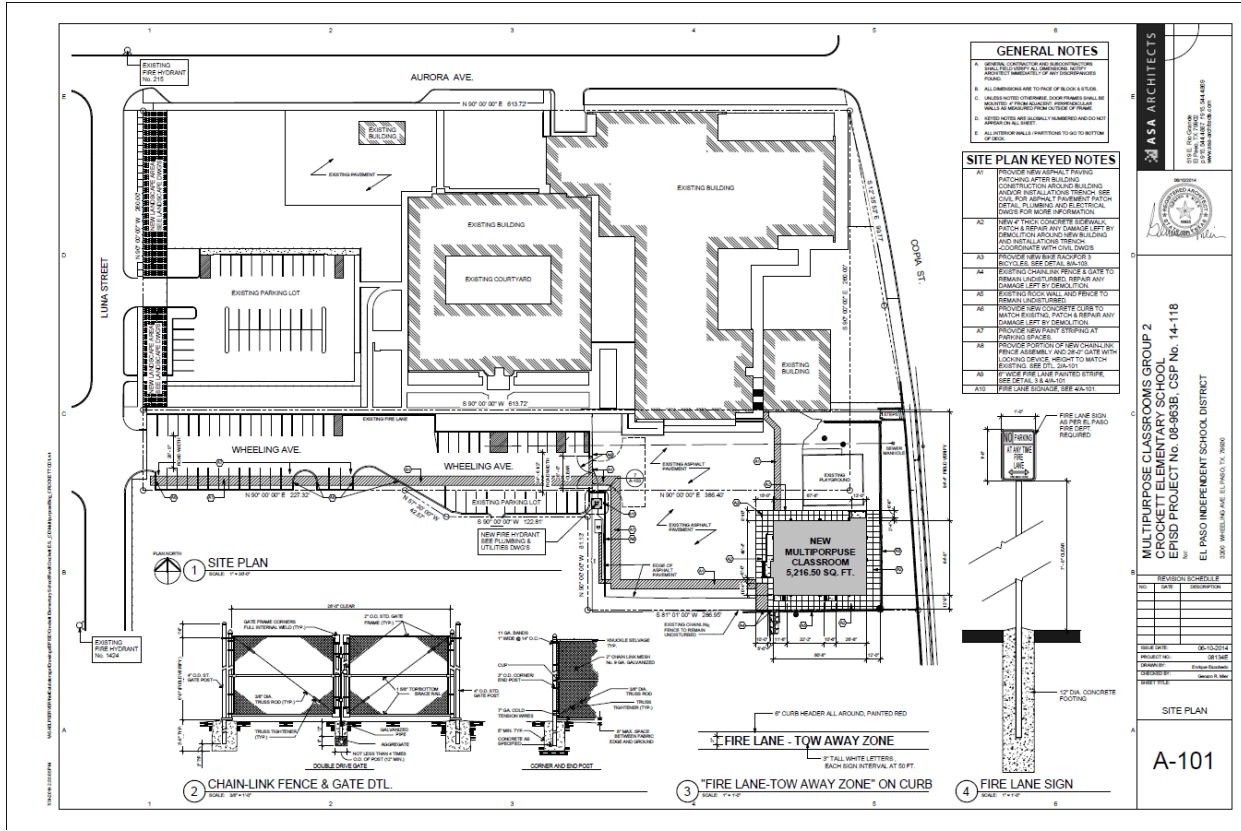
- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The modification is that several fixed windows be installed in the east façade wall facing Copia Street.

AERIAL MAP



NEW PLANS



NEW ELEVATIONS

